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PUBLIC HEALTH AND SOCIAL SERVICES DEPARTMENT

January 11, 2024

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Community Planning & Economic Development
3000 Pacific Ave SE
Olympia, WA 98501-8809

Subject: Project 2023102411, Folder Sequences 23-106346 ZH, 23-106347 XA, 23-106348 XB,
Tax Parcels 11701220100, 11701220300, 11701230700, Aurora Oaks Planned
Residential Development (PRD), Environmental Checklist, and Forest Land Conversion

The above referenced project has been routed to this agency for review and comment. Environmental Health's preliminary review is complete, and the following is a report of our analysis & findings, requirements, and recommendation:

I. ANALYSIS & FINDINGS:

1. Proposed Land Use: Subdivide three parcels totaling 30.59 acres located within the Lacey Urban Growth Area into a planned residential development (PRD) with up to 180 single-family residential lots. Improvements include roadways and lighting, drainage and utility improvements, pedestrian circulation, and open space areas. The PRD is proposed to allow for lot size flexibility and to support density needs and project goals on housing type and size.
2. Soil Permeability and Classifications: The soils on the project site are mapped by the Soil Conservation Service as Indianola loamy sand, 0 to 3% slopes and Spana gravelly loam. There is one existing on-site septic system located on Tax Parcel 11701220300 that will be abandoned prior to final subdivision approval. All lots within the subdivision are to be served by City of Lacey sanitary sewer. Therefore, no on-site soil evaluations were conducted by this office. The City of Lacey has provided confirmation of sewer availability for up to 180 lots.
3. Existing and Proposed Water Supply: There are no existing wells located on the project site. Tax Parcel 11701220300 is currently served by Thurston PUD (Pattison-500, ID 665785). All lots within the subdivision are to be served by Thurston PUD (Pattison-500, ID 665785), which is permitted by Washington State Department of Health Office of Drinking Water. Thurston PUD has provided confirmation of water availability for up to 180 lots.
4. Protection of Ground & Surface Waters: The project site is located within a Category I and II Aquifer Recharge Area as defined by the Thurston County Critical Areas Ordinance and within two Group A water system wellhead protection areas, Pattison-500, ID 665785 and Holiday Ranchettes, ID 33677F. The site is also located within the McAllister Geologically Sensitive Area and within a mapped area of elevated nitrates in the underlying aquifer. The depth to domestic

groundwater in this area is estimated to be 137 to 230 feet based on Washington State Department of Ecology well log records. The existing septic system will be properly abandoned, and all development will be connected to sanitary sewer. No existing wells were located within 100-feet of the project site. Adjacent parcels are served by Thurston PUD public water. An Integrated Pest Management Plan (IPMP) has been prepared for this project outlining landscape management practices to help reduce impacts to surface and ground water. The IPMP has been reviewed and accepted by Environmental Health.

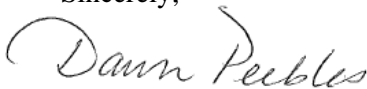
II. REQUIREMENTS FOR FINAL SUBDIVISION APPROVAL:

1. Any existing irrigation well located within 200 feet of the project site must be shown on the final map.
2. The existing on-site septic system located on Tax Parcel 11701220300 must be properly abandoned per Article IV of the Thurston County Sanitary Code prior to final approval. An abandonment permit is required and abandonment documentation from a certified septic system pumper must be provided.
3. City of Lacey sewer utilities must be extended through the subdivision prior to final approval. Confirmation of final sewer construction approval from the City of Lacey must be submitted to Environmental Health.
4. Thurston PUD (Pattison-500, ID 665785) public water system must be installed through the subdivision prior to final approval. Confirmation of final water system construction approval from Washington State Department of Health Office of Drinking Water must be submitted to Environmental Health.

III. RECOMMENDATION:

Subject to the requirements in Section II above, this subdivision is recommended for preliminary approval in accordance with the Thurston County Sanitary Code.

Sincerely,



Dawn Peebles, R.S.
Environmental Health Program Manager
Thurston County Public Health & Social Services Department